



Home of
Travis Air Force Base

CITY OF FAIRFIELD

Founded 1856

Incorporated December 12, 1903

DEPARTMENT OF PLANNING AND DEVELOPMENT

July 5, 2005

COUNCIL

Mayor
Karin MacMillan
707.428.7395
Vice-Mayor
Harry T. Price
707.429.6298
Councilmembers
707.429.6298
Jack Batson
John English
Marilyn Farley

...

City Manager
Kevin O'Rourke
707.428.7400

...

City Attorney
Greg Stepanicich
707.428.7419

...

City Clerk
Arletta K. Cortright
707.428.7384

...

City Treasurer
Oscar G. Reyes, Jr.
707.428.7496

DEPARTMENTS

Community Services
707.428.7465

...

Finance
707.428.7496

...

Fire
707.428.7375

...

Human Resources
707.428.7394

...

Planning &
Development
707.428.7461

...

Police
707.428.7551

...

Public Works
707.428.7485

Cathy E. Creswell
Deputy Director
Department of Housing and Community Development
P.O. Box 950253
Sacramento, CA 94252-2053

Re: Annual Report on the General Plan

Dear Ms. Creswell:

Attached, please find the City of Fairfield Annual Report on the General Plan for 2003, which was accepted by the City Council on June 21, 2005. This report fulfills California Government Code Section 65400(b), which states, "the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs ..."

Should you have any questions, please feel free to contact me at 707.428.7446.

Sincerely,

BRIAN MILLER
Associate Planner

BKM:ajh

RECEIVED

JUL 07 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

ECONOMIC DEVELOPMENT ■ HOUSING ■ NEIGHBORHOOD REVITALIZATION ■ PLANNING ■
REDEVELOPMENT

CITY OF FAIRFIELD

**2004
ANNUAL REPORT
ON THE
GENERAL PLAN**

JANUARY 1, 2004 THROUGH DECEMBER 31, 2004

INTRODUCTION AND PURPOSE OF THE ANNUAL REPORT

An Annual Report is required for all General Plans by California Government Code Section 65400(b), which states, “the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs...”

The General Plan represents Fairfield’s future vision of the City in the year 2020. The Plan identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Plan states future goals for community-wide recreational amenities, housing, transportation, and safety, and contains important policies guiding open space and conservation, economic development, and urban design.

This report describes the City’s progress in implementing the policies and programs of the General Plan as set forth in the General Plan Implementation Program, including the City’s progress on providing its share of the regional housing needs. The report is divided into topic areas based on the City’s General Plan Elements.

This is the eleventh Annual Report prepared by the City’s Planning and Development Department. For further information or additional copies of this report, please contact:

**Department of Planning and Development
1000 Webster Street
Second Floor
Fairfield, CA 94533
(707) 428-7461**

Development in 2004

This section summarizes the major development projects approved by staff, the Planning Commission, or City Council during 2004.

RESIDENTIAL PROJECTS:

- ❑ **Whispering Creek:** 14 single family homes
- ❑ **Hidden Meadows:** Phase II 12 lots
- ❑ **Blossom Avenue:** 92 affordable apartments (time extension)

COMMERCIAL & INDUSTRIAL PROJECTS:

- ❑ **Beacon Ultramart:** 2,778 square foot gas station/convenience market at **2390 Magellan Rd.**
- ❑ **Girl Scout House:** 2,000 square foot clubhouse on the Dunnell-Burton property (**Hilborn Road**)
- ❑ **Office/Warehouse:** 57,385 square feet at **5130 Fulton Drive**
- ❑ **Shopping Center:** 24,995 square feet at **Holiday Lane and Travis Boulevard**
- ❑ **Animal Hospital:** 5,040 square feet at **1067 Horizon Drive.**
- ❑ **Office/Warehouse/Retail:** two buildings (23,140 square feet and 19,550 square feet) at **Central Way and Commerce Court**
- ❑ **Downtown Office:** 7,200 square feet at **711 Jefferson Street**
- ❑ **Industrial Spec Building:** 20,000 square feet at **495 Watt Drive**
- ❑ **Industrial Spec Building:** 22,000 square feet at **5180 Fulton Drive**
- ❑ **Auto Repair Shop:** 4,750 square feet on **West Texas Street.**
- ❑ **Spec Industrial Complex:** ten industrial buildings totaling 365,353 square feet located at the intersection of **Cordelia Road and Beck Avenue**
- ❑ **Geritown Mall:** Replacement of existing pad building with a 5,650 square foot building near the intersection of **Oliver Road and Travis Blvd.**
- ❑ **DMV Redevelopment:** Expansion and redevelopment of existing DMV building, plus 12 new apartments at **445 Pacific Avenue.**
- ❑ **Office with Bank and Restaurant:** 48,000 square foot building at **5030 Business Center Drive**
- ❑ **Plaza Oliver Commercial Center:** gas station, mini-mart, and commercial building on Oliver Road north of Rockville Road.

Land Use Element

Sphere of Influence Amendment. In 2004, work was completed on amending the Sphere of Influence to make it consistent with the boundaries changed in the Comprehensive Amendment to the General Plan.

Zoning Ordinance Cleanup. The Ordinance will continue to be updated periodically to correct and clarify language, remain consistent with State law, and to codify any newly developed City land use policies.

Citywide GIS System. Work on the Geographic Information System (GIS) continues, with access to some functions now available on workstations. GIS is a computer-based system that allows database information about land in the City to be shown in mapped form. Public Works is coordinating the project with assistance and input from other departments.

Train Station Master Plan. The City has elected to prepare a Specific Plan for the vicinity of the planned Vacaville-Fairfield Train Station. The objective of the Specific Plan will include development of a framework for an innovative, mixed-use transit oriented community centered on the station. An RFP for a consultant team was released in December 2004, with selection of the team occurring in early 2005.

Allan Witt Park Project. The City began a comprehensive master planning process to define a new future for Allan Witt Park, a 62-acre community park located on West Texas Street. The City envisions new housing, recreational, and commercial development to serve as a catalyst for the redevelopment of the West Texas Street.

Housing Element

Inclusionary Housing Ordinance. In 2004, staff continued to work with the consultant team, interested developers, and the Planning Commission and City Council to develop a concept for an Inclusionary Housing program. Two public workshops were held during 2004. However, during the October workshop, the consensus developed among the Planning Commission and City Council was not to pursue a mandatory Inclusionary Housing Ordinance. No further work is anticipated at this time.

Agreement to Reallocate Regional Housing Needs. The City executed an Agreement with Solano County which reallocates Regional Housing needs from the County to the City, in exchange for certain considerations from Solano County that improve the City's ability to meet housing and economic development goals. Staff also completed a draft Housing Element Amendment that incorporates this reallocation, and other necessary updates. The Housing Element Amendment will be submitted to HCD staff for review, and staff anticipates bringing the it to the Planning Commission and City Council in mid 2005. Table One includes a line with the new housing needs numbers as defined in the Agreement.

Regional Housing Needs Allocation

The State requires the City to report its progress in meeting its share of the Regional Housing Need. Table One below shows the City's progress in meeting housing needs through new construction. In 2004, the City issued building permits for 1,084 units. Several subdivisions

under construction in 2004 included units reserved for moderate (or low) income households. During 2004, these projects produced 50 moderate-income ownership units and two low-income ownership units. These projects included:

- Siena: 4 moderate, 2 low produced in 2004, 15 total affordable units required
- Providence Walk: 33 moderate-income units built in 2004, 45 total moderate-income units required
- Creekside Villas: 3 moderate income units produced in 2004, 3 units required
- Hidden Meadows: No affordable units produced in 2004, 53 “second units” affordable to very-low, low, and moderate-income tenants required
- Whitney Park: 10 moderate income units produced in 2004, 14 total units required

As this list indicates, additional units will be produced as these projects are completed.

In addition, the City issued building permits for Laurel Garden, supportive housing project for very-low income residents with mental illnesses. At Laurel Garden, 29 units are reserved for very-low-income residents, with another unit set aside for a moderate income resident manager.

**Table One:
Regional Housing Needs - New Construction through December 2004**

Year	Income Level				Sub- Total
	Very Low	Low	Moderate	Above Moderate	
Projected Need 2001-2006	761	573	664	777	2,775
Accepted Units from Solano County	71	53	486	870	1,480
Units Built 2001-2003	28	190	580	2,124	2,922
Units Built 2004	29	2	51	1,003	1,085
Remaining Need, Including Solano County Allocation	775	434	519	(1,480)	

*Sources: “Projected Need” housing numbers provided by Association of Bay Area Governments.
New construction data provided by City of Fairfield Building Division.*

These numbers do not reflect units assisted by Rehabilitation Loans, Silent Seconds, or Other City/Redevelopment Agency programs, which in some cases enabled homebuyers to purchase homes in older residential neighborhoods.

Silent Second Mortgage Program (First Time Homebuyer Assistance). This program provides down-payment assistance in the form of silent loans to low-income first-time homebuyers. In 2004, 7 low-income and 6 moderate-income households purchased homes through this program. First-time homebuyer assistance was funded by a HOME grant and the Home Program Income.

Mortgage Credit Certificate (MCC Program). This program also provides assistance to first-time homebuyers. The City administers the MCC program for Fairfield, Suisun City, Dixon, Rio Vista, and the unincorporated areas of Solano County. The City issued 5 certificates to Fairfield residents in 2004, four of which were to very-low and low-income households earning below 80% of the local median income.

HUD Section 8 Housing Choice Voucher Program. This subsidy program provides assistance to very low-income renters. In 2004, the Fairfield Housing Authority (FHA) administered 851 Housing Choice Vouchers and 62 portable Vouchers from other jurisdictions. HUD expects to renew all of the Housing Authority's expiring increments of funding in 2005. The FHA will apply for the maximum number of additional Housing Choice Vouchers available (if any) from the U.S. Department of Housing and Urban Development during 2005.

Eight Section 8 families graduated from the Family Self Sufficiency (FSS) Program in 2004. The families are encouraged to consider homeownership through the FHA's Housing Choice Voucher Homeownership Program, initiated in 2003. This program enables working families, elderly families and families with a disabled adult to use Section 8 assistance for mortgage payments.

In 2003, the FHA developed and implemented a Project-Based Voucher Program to encourage development of affordable housing for homeless and disabled households. In November 2004, the Laurel Gardens Affordable Housing project broke ground on the first of it's kind apartment complex in Solano County that would offer on site case management assistance to elderly and disabled tenants. Twenty-one Project Based Section 8 vouchers were committed to the project with occupancy planned for late 2005.

Housing Rehabilitation Program. Using local and federal funds, the City rehabilitated 10 multi-family units and 9 single-family units in 2004. The loan amounts for the multi-family projects totaled \$62,757, while single-family projects received \$146,172 in loans and grants. In addition, the Housing Rehabilitation program conducted 113 annual inspections on multi-family projects with affordable housing covenants. Housing rehabilitation programs are targeted to moderate and low-income (single-family) and low and very-low-income (multifamily) units

Open Space, Conservation, and Recreation Element

Rockville Hills Park Management Plan. The Rockville Hills Park Management Plan was adopted by the City Council in December 2002. Expanded volunteer training programs and the Rockville Trail Advisory Group continued to be implemented in 2004. The annual pass program approved in 2003 was implemented during 2004, with staff conducting an analysis of the fee. A park signage program and wetland and stream restoration work will be implemented in 2005. The City will also study parking and traffic issues during 2005. Management Plan implementation will continue over the next 10 years.

Parks Capital Projects Plan. This plan, adopted in November 2002, expands on the goals of the General Plan for city parks and includes discussion on budget and management. Redesign of Aquatics complex should be completed this year. Project has been slowed down due to its relationship to the Allan Witt Redevelopment project. Reconstruction of Mankas Park will commence this year. Design of Paradise Valley Neighborhood Park should be completed in 2005 as well. Master Grading and Utility Plans for Cordelia Community Park were completed during 2004. Construction documents for the next development phase of this park will be completed. Construction documents for the Dunnell Property Neighborhood Center and Peafowl aviary are underway. Three Neighborhood Centers (B. Gale Wilson, Mankas, and Laurel Creek Parks) will be operational in 2005

Community Center Remodel. Final construction details on the Community Center project will be completed during 2005, but the renovated Center was reopened to public use in 2004.

Habitat Conservation Plan. Staff continues to work with Solano County Water Agency, Suisun City, Vallejo, Vacaville, the U.S. Fish and Wildlife Service and consultants to develop a Habitat Conservation Plan to guide the protection of endangered species. In 2002, a countywide habitat assessment identifying the number of species to include in the plan was prepared to guide recommendations for the plan. Preparation of an NCCP (state version of the plan) is still being considered. In December 2004, Version 2.0 of the draft HCP plan was released for review. The Fish and Wildlife Service is currently reviewing this draft. Preparation of the EIR/EIS should begin late 2005 after the current draft is accepted by the Agencies.

Tri City and County Cooperative Planning Group. The City continues to actively participate in the planning process. A City contribution of \$100,000 helped the Solano Land Trust finalize the acquisition of the Swett Ranches, bringing over 5,000 acres of open space under the control of the Land Trust. Through the Joint Powers Authority, the City helps fund public education programs, docent-led hikes, and other open space activities.

The Cooperative Planning Group's next challenge is working with Solano County Parks and the Land Trust to develop management strategies for opening the new open space resources to the public, as well as managing the biological values.

Circulation Element

Transit Programs (Fairfield/Suisun Transit). Fairfield Transportation Center Phase II, which provides 240 at-grade parking spaces in a landscaped lot, was completed during 2004. Construction for the Red Top Road park-and-ride lot (400 at-grade spaces with a 4-bus bay transit component) was put on hold until several issues regarding construction could be resolved. A new location for the N. Texas Transit Center (10-bus bay for local buses) is being studied, with a preferred site identified. In addition, the City continued preliminary design and track alignment for the Fairfield/Vacaville Train Station (SE corner of Peabody/Vanden).

Jepson Parkway. The City has been participating in the Working Group for the Jepson Parkway Project. A consultant for the Solano Transportation Authority is preparing the Environmental Impact Statement/Environmental Impact Report for this series of roadway improvements between Suisun, Fairfield, and Vacaville. During 2004, the consultant team completed initial environmental technical studies needed for the EIR/EIS. Review is underway at CALTRANS Local Assistance. Issuance of the Draft EIS is anticipated for late 2005.

North Texas Street and Travis Boulevard Intersection. Three of the four legs of this intersection were widened, with new turn lanes, median islands, and landscaping completed. The southern leg of North Texas Street will be completed in 2005, with new east-bound turn lane, a median island, and landscaping. The improved intersection has facilitated traffic flow at this critical location.

Manuel Campos Expressway. In 2004, two lanes of the Manuel Campos Parkway (MCP) were constructed from Clay Bank Road to the east connecting to the existing east-west portion of Cement Hill Road. Completion of this segment now provides a two lane connection from Peabody Road west to Dickson Hill Road along the MCP plan line. Preliminary design of the next segment of the MCP connecting Dickson Hill Road to Mystic Drive is currently under review by the U. S. Bureau of Reclamation for approval of the Putah South Canal crossing. Final design and construction of this segment is anticipated in 2006/2007. The last phase of the MCP connecting Dover Avenue to the North Texas/I-80 interchange will start design in late 2005 with an anticipated construction start in 2007 along with modifications to the North Texas/I-80 interchange. Once all these projects are completed, there will exist, at a minimum, a two-lane connection between Peabody Road and I-80. Future widenings of the MCP will occur as development proceeds in the Peabody/Walters Master Plan area.

Public Facilities and Services Element

Urban Water Management Plan. The City is actively engaged in implementing its Urban Water Management Plan and other water conservation programs. The City continues to implement the 14 accepted best management water practices, including in-school education programs, irrigation water management plans, and residential water audits. The City also supports other regional programs.

Reservoirs Update. Construction of the 5-million-gallon South Cordelia Zone 1 Reservoir began in May 2003. Construction was completed in January 2005.

The 16-million-gallon Eastridge reservoir began construction in June 2004. Completion is expected in July 2005.

The City initiated pre-design of the 4-million-gallon Red Top Zone 2 reservoir in 2000. In early 2005, Planning Commission unanimously denied approval of the negative declaration for the project. The project is currently on hold for an indeterminate period.

Water Transmission Pipelines. Preliminary design of a major east-west water transmission pipeline that will provide a second link to the Cordelia area began in 2003. Final alignment of the pipeline has been impacted by a number of recently planned or constructed projects including, but not limited to, the North Connector, SFPP pipeline and the Villages at Fairfield. The City will build the project in phases over an extended time period. The project will require coordination with a variety of local and state agencies along with acquisition of easements for construction outside existing or proposed rights-of-way. The first phases of construction could occur in late 2006.

Cordelia Library. City and County staff continued to refine the design for the new Cordelia Library project. The final design will be completed in 2005, with construction anticipated for late 2005/early 2006 and opening anticipated for late 2006.

Firing Range. Design for the Police/Multi-Agency firing range facility was completed in 2004. Construction should begin in 2005.

Urban Design Element

North Texas Street. The City completed major intersection improvements, including a landscaped median with a decorative iron fence, at the intersection of North Texas and Travis Blvd, per the design outlined in the North Texas Streetscape Plan. Also at this intersection, the City of Fairfield worked with the property owner to redevelop the property consistent with the Plan. A new gas station, convenience market, and retail center opened in 2005

West Texas Street. The Council adopted the West Texas Street Master Plan in August 2004. This Master Plan addressed gateways, signage, landscaping, public art, and lighting, while providing guidelines for future redevelopment.

Urban Design Guidelines. The City Council adopted the Fairfield Design and Development Guidelines on March 20, 2004. The Guidelines address development expectations for all types of development in the City, including commercial, residential, multifamily, and office/industrial.

Pride in Fairfield Program. Established in 1996, this annual program recognizes and honors groups and projects that merit special citation for well-maintained properties. In 2004, the

Program recognized three single-family homes, one single-family home for regular maintenance, three downtown businesses, and one industrial business. The next awards ceremony is scheduled for Summer 2005.

Health and Safety Element

Fire Stations 38 and 41(formerly One and Three). Fire Station 38, located on Pennsylvania Avenue at the Civic Center, was completed in 2004. The station, which serves as headquarters for the Fairfield Fire Department, replaces a station on Magellan Road and the fire-fighting functions of the station on Union Avenue. Station 41, located on North Texas Street south of Raley's Marketplace, provides fire service for northeastern and north central Fairfield.

Local Hazard Mitigation Plan. The City of Fairfield is working with the Association of Bay Area Governments (ABAG) effort to prepare a Local Hazard Mitigation Plan for the Bay Area. The City of Fairfield is providing information for use by ABAG in completing this plan. The City's portion of the LHMP will be completed in 2005.

Economic Development Element

North Texas Street Programs. Staff continues to work with North Texas Street merchants and the North Texas Street Business Improvement District (BID). Major BID projects completed in 2004 included the annual Chili Cook Off and an ongoing print/radio advertising program. The BID anticipates continuing these programs in 2005.

Economic Development Strategy. Staff completed a Draft Economic Development Strategy, which will be used to guide city activities in attracting and retaining business and employers. The Strategy will be reviewed by Council in 2005.

Downtown Government Center. The Solano County Government Center opened in late 2004, with County departments moving into the facility during December 2004 and early 2005. Completion of the public plaza is anticipated for Spring 2005.

Downtown Revitalization Programs. The City and Redevelopment Agency continues to focus on revitalizing downtown Fairfield. At the Jackson at Texas building rehabilitated in 2003, all of the apartments were leased in 2004, and Quizno's opened in one corner tenant space. The City hopes to lease the remaining commercial space soon. The Agency has also assisted a local developer with McInnis Corner, a downtown office/retail project at the corner of Texas and Jefferson Streets. This project includes complete rehabilitation of three buildings fronting on Texas Street and a new office building for Yolo Community Bank on Jefferson Street. The bank has already opened, with project completion scheduled for 2005.

Business Recruitment Programs. The City continued to attract new employers to Fairfield. Major new employers included Abbott Laboratories' Ross Products Division, Sutter Fairfield Medical Facility, and Jensen Precast.

Travis Protection Element

Travis Community Consortium. The City of Fairfield continued to participate in the Travis Community Consortium, a coalition consisting of all seven cities in the county, Solano County, Solano EDC, Solano College, Travis Unified School District, and the Travis Regional Armed Forces Committee. The Fairfield City Manager serves as the Chair of the TCC. The TCC extended for one year the contract with Madison Government Affairs, a consulting firm to assist with issues related to enhancement and retention of Travis AFB. A full time liaison with Travis AFB, Sheree McDonald, maintains an office at Fairfield City Hall.